



**YUMA COUNTY BOARD OF ADJUSTMENT MEETING
PUBLIC NOTICE & AGENDA**

DATE: December 15, 2015
TIME: 1:00 P.M.
PLACE: Aldrich Auditorium, 2351 West 26th Street, Yuma, Arizona

MEMBERS: Vacant, Dist. 2
Joe Harper, Vice-Chairman, Dist. 4
Ron Rice, Dist. 1
Neil Tucker, Dist. 3
Tim Eisenmann, Dist. 5

STAFF: Maggie Castro, Planning Director
Juan Leal Rubio, Senior Planner
Kristen Davalos, Office Specialist III

ADVISORS: Diana Gomez, Director, County Health District
Edward Feheley, Deputy County Attorney for Jon Smith, County Attorney

1. Call to Order and Roll Call.
2. Pledge of Allegiance.
3. Approval of the Board of Adjustment meeting minutes from November 17, 2015.
4. Approval of Board of Adjustment 2016 Regular Meeting Schedule.
5. Elect a Chairman for the Board of Adjustment for Calendar Year 2016
6. Elect a Vice-Chairman for the Board of Adjustment for Calendar Year 2016
7. **Variance Case No. 15-16:** Tony Abbot, agent for Kathleen & Brian L. Abbot, requests a variance from the Yuma County Zoning Ordinance, Section 601.05—Minimum Lot Width and Principal Buildings Setback Requirements and Section 1011.00—Nonconforming Lots, to allow a setback of three feet in the front yard, a setback of zero feet in the side yards, and a setback of zero feet in the rear yard for future development on a parcel 7,020 square feet in size zoned Rural Area-20 acre minimum (RA-20), Assessor's Parcel Number 459-50-078, located at 10343 East North Martinez Lake Road, Yuma, Arizona.
8. Adjourn.

Note: For further information about this public hearing/meeting, please contact Maggie Castro, Planning Director, phone number (928) 817-5173; or e-mail contactdds@yumacountyaz.gov or TDD/TTY (Arizona Relay Service): call in 1-800-367-8939, call back 1-800-842-4681. Individuals with special accessibility needs should contact the individual indicated above before the hearing/meeting with special need requirements.

Note: The Board may vote to hold an Executive Session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda, pursuant to A.R.S. §38-431(A)(3).

Yuma County
Board of Adjustment

December 15, 2015

Item No. 3

YUMA COUNTY BOARD OF ADJUSTMENT MEETING MINUTES

DATE: Tuesday, November 17, 2015

PLACE: Aldrich Auditorium, 2351 West 26th St., Yuma, AZ

1. Call to Order the Regular Session of the Yuma County Board of Adjustment and roll call to verify quorum.

Vice Chairman Joe Harper convened the Board of Adjustment meeting to order at 1:00 p.m. Members present were Neil Tucker, Ron Rice, and Tim Eisenmann.

Others Present: Planning Director Maggie Castro, Associate Planner Marilu Garcia, Deputy County Attorney Ed Feheley and Office Specialist II Kristen Davalos.

2. Pledge of Allegiance.

Vice Chairman Joe Harper led the Pledge of Allegiance.

3. Approval of Board of Adjustment regular meeting minutes of October 20, 2015.

Tim Eisenmann made a motion recommending approval of the Board of Adjustment regular meeting minutes of October 20, 2015. Neil Tucker seconded the motion. The motion carried 4-0.

4. Variance Case No. 15-03: Allan Felton and Mary J. Felton requests a Variance from the Yuma County Zoning Ordinance, Section 609.05—Minimum Lot Width and Principal Buildings Setback Requirements, to allow a rear yard setback of six feet and six inches and a side yard setback of six feet and six inches on a parcel 7,040 square feet in size zoned Recreational Vehicle Subdivision, Assessor's Parcel Number is 728-54-098, located at 13347 East 52nd Drive, Yuma, Arizona.

Marilu Garcia, Associate Planner, presented the staff report recommending approval of Variance Case No.15-03 based on the following findings:

1. Staff finds Approval of this variance may not have an adverse effect on public health, safety, and welfare.
2. The condition is not self-imposed.

If the Board approves this Variance, staff recommends the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.

Board of Adjustment
Regular Meeting Minutes – November 17, 2015

2. A Change of Occupancy permit shall be obtained by the owner within 60 days of approval by the Board of Adjustment.
3. A range disclosure and restricted airspace disclosure shall be recorded by the owner/agent within 60 days of approval by the Board of Adjustment.

Marilu Garcia stated that staff did receive comments with no objection to this variance.

Vice Chairman Harper opened the public hearing.

Allen and Mary Joe Felton, property owners approached the Board. Mr. Felton stated that when they bought the property they were told by the realtor that it was a house. Mr. Felton stated that they contacted the realtor and went to a title company and found out why they should have bought title insurance. The title company was upset because the applicant had also gone to the County Assessor's office and the County assessed it as a house. Mr. Felton stated that they are paying house taxes on the property. Mr. Felton stated that the building is not a support building. He explained that they talked to Patrick Headington, Chief Building Code Official, who provided them with a list of items that they would need to do in order to bring the building to code. Mr. Felton also reported that the title company has stated that they will assist with bringing the structure up to code if the applicant is granted the variance. Tim Eisenmann asked the owner if the building is currently being used as a house. Mr. Felton stated yes. Mr. Eisenmann then asked if the applicants are now living in the building. The applicant stated no and that it is not currently being lived in. Mr. Felton stated that they are living in a motor home. Mr. Felton explained that it is a guest house and have had people sleep in it last year, but not this year. Mr. Eisenmann asked the applicant if it was originally a garage and now has been converted into living quarters. Mary Joe Felton stated that they came to get a permit to change the garage into a living room so that they wouldn't have a garage in the house. Mrs. Felton explained that when they came for the permit is when they found out that it was a support building rather than a house. Mrs. Felton stated that they wanted to add a doorway. Mr. Felton stated that they want to turn it into a house with a doorway from the kitchen into the living room. Joe Harper stated that what he thinks happened is that the applicants were not told the truth. Mr. Felton stated that even on the disclosure sheet the seller disclosed that all of the permits were right and there were no problems. Mr. Harper stated that what the applicants are trying to do is bring it up to code. The applicants agreed with Mr. Harper's statement. Mr. Eisenmann asked the applicants if it was originally permitted as a garage with all the appropriate setbacks. Mr. Felton asked staff if it was a support building. Marilu Garcia replied stating that it was specified as a garage with bath and utilities. Mr. Eisenmann asked staff if all of the setbacks were legal back then. Marilu Garcia stated that the setbacks were legal back then. Ron Rice stated that at the time the building was built it was legal.

Ron Rice made a motion recommending approval of Variance Case No. 15-03 as proposed by staff. Neil tucker seconded the motion. The motion carried 4-0.

5. **Variance Case No. 15-14:** Harvey R. Campbell, agent for Gerald Lee Thomas, requests a variance from the Yuma County Zoning Ordinance, Section 801.01 -

Permitted Districts for Off-Site Signs, to allow the placement of one sign located a distance of approximately 350 feet and 540 feet from two existing signs where 800 feet is required and another sign located a distance of approximately 375 feet from an existing sign where 600 feet is required on a parcel 29.87 acres in size zoned Light Industrial and General Commercial, Assessor's Parcel Number 197-06-002, located south of County 10th Street, approximately 1,000 feet east of Avenue 4E and adjacent to Interstate 8, Yuma, Arizona.

Marilu Garcia, Associate Planner, gave the staff report recommending denial of Variance Case No. 15-14 based on:

1. Staff finds there is no hardship arising from conditions or circumstances unique to the development of this property.
2. Staff finds approval of this variance may have an adverse effect on public health, safety, and welfare.
3. Staff finds granting this variance to allow a reduction of off-site sign separation requirements appears to confer a special privilege not commonly enjoyed by others in the zoning district.

If the Board of adjustment approves this Variance, staff recommends the following conditions:

1. This variance is valid for the time limits outlined in the Section 403.7 of the Zoning Ordinance.
2. An aviation disclosure statement shall be recorded by the owner/applicant within 60 days of approval by the Board of Adjustment.
3. Any lighting on the sign shall be aimed downward.

Marilu Garcia stated that staff received comments with objections to this Variance.

Neil Tucker asked staff to explain the concerns staff has about adverse effects on public health, safety, and welfare. Marilu Garcia explained that the purpose of the off-site sign regulations separation requirements as specified in the Zoning Ordinance is to promote traffic safety, promote the character of the area and that property values and aesthetics are preserved. In that over concentrated area with a lot of billboards, there is a concern that there may be a distraction. Vice Chairman Harper asked staff for a copy of the ordinance. Mr. Harper asked staff to explain that portion to the Board. Marilu Garcia explained what the symbols on the Power Point slide represented and the required separation requirements per Section 801.01 of the Zoning Ordinance that specifies that any off-site billboard shall be distanced 800 feet. Mr. Eisenmann asked staff if the existing signs violate setback requirements. Marilu Garcia explained that the City of Yuma specified that they were non-conforming signs.

Vice Chairman Harper opened the public hearing.

Harvey Campbell, agent, 4155 East County 13½ Street, Yuma, AZ, approached the Board. Mr. Campbell explained to the Board that originally this was submitted by a vendor and signed by a Mr. Thomas whom was hired there. The agent explained that they filed a permit with the staff of the County. Mr. Campbell stated that the permit request was submitted for three signs. Mr. Campbell further explained that the first

sign permit was granted by staff. Mr. Campbell reported that Planner Javier Barraza stated that there is a variance needed due to issues that staff has pointed out. Mr. Campbell stated that there is a discrepancy and outlined the codes in the presentation presented by staff and discussed the radius. He also explained that there are three agencies involved, the County, the City and ADOT. Mr. Campbell explained that the County's ordinance reads very specific that there is no word of radius in the document and there is no word about across the freeway so it's linear feet. Mr. Campbell asked the Board why they are there for a variance when they comply with every single requirement for the sign ordinance under Section 801. Mr. Campbell explained that they have to comply with ADOT's distance requirements of 500 feet and they are in compliance. Mr. Campbell explained that if the variance is granted, he will have to get a permit from ADOT because they have the ultimate say and they have to comply with ADOT's requirements also. Mr. Campbell stated that the County asked if they can move the sign a few hundred feet so they are in compliance, but they can't because then they would be outside ADOT's distance requirement of 1,000 feet. Mr. Campbell further explained that ADOT doesn't have the variance process like the county does so they have to get the variance with the county and then apply with the state of Arizona. Mr. Campbell explained that they are in compliance with both the County and ADOT's provisions. Mr. Campbell explained that lighting would be directed down and stated that he told staff that they would comply if the Board would grant them a variance. Mr. Campbell stated that they would comply with the three requirements that the County suggested and the staff recommendations. Mr. Campbell explained that he doesn't think there needs to be a variance and stated that it is not a non-conforming use and that they are in compliance with the County's code. Ron Rice asked the agent if the three signs indicated on the site map are already there. The agent explained that yes the three signs are already there and are in compliance. Neil Tucker asked the agent about a sign on the site plan being 800 feet. The agent pointed the sign out to Mr. Tucker and discussed the separation of the billboards. Mr. Campbell stated that they are in compliance with the requirements. Mr. Eisenmann asked the agent if the sign is readable from both sides. Mr. Campbell replied yes. Mr. Harper explained to the applicant that the Board is thinking about the safety factor and being able to read from both sides. Mr. Rice stated that he would assume that the lights would be turned down for aircraft. Mr. Campbell said that is correct, that is one of the conditions that the County requested. Mr. Campbell explained that he doesn't know the purpose of having an aviation disclosure, but would comply. Maggie Castro, Planning and Zoning Director, stated that the disclosure statement is not for the billboard, it is for the property. Maggie Castro further explained that it would be putting any future property owner on notice that the property is under the Airport District or high noise or accident potential zone. Mr. Harper stated that he understood that it was for a property. Mr. Campbell stated that they have had no opposition aside from the City.

Tim Eisenmann made a motion recommending approval of the Variance Case No. 15-14 with conditions recommended by staff. Ron Rice seconded the motion. The motion carried 3-1.

Variance Case No. 15-15: Christopher Morris of Calculated Designs, agent for Tyrone and Kathryn Northcutt, requests a variance from the Yuma County Zoning

Ordinance, Section 601.05-Minimum Lot Width and Principal Buildings Setback Requirements, to allow a side yard setback of zero feet on a parcel 18,295 square feet in size zoned Rural Area-20 acre minimum, Assessor's Parcel Number 459-51-012, located at 10538 Martinez Lake Road, Yuma, Arizona.

Marilu Garcia, Associate Planner, gave the staff report recommending approval of Variance Case No. 15-15 based on:

1. Staff finds the irregular shape and topography of the lot are peculiar conditions which deprive the property of privilege enjoyed by other property owners in the zoning district.
2. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of a variance.
3. Staff finds the condition is not self-imposed.

If the Board of adjustment approves this Variance, staff recommends the following conditions:

1. This variance is valid for the time limits outlined in the Section 403.7 of the Zoning Ordinance.
2. A floodplain use permit shall be obtained
3. New development will require connection to the existing private sewer line. If connected to sewer system is not feasible, an alternate septic system shall be installed due to the proximity of Martinez Lake.
4. All Construction shall comply with the Yuma County Comprehensive Building Safety Code.

Marilu Garcia stated that staff did receive comments with no objection to this variance.

Tim Eisenmann asked staff if the second recommendation is from an existing property owner. Marilu Garcia replied that the in email support was from an ERA realtor. Mr. Eisenmann asked if the realtor lived in the area. Marilu Garcia stated that the realtor does not reside in that area and that they just submitted an email.

Vice Chairman Harper opened the public hearing.

Chris Morris of Calculated Designs, agent, 2615 East 24th Street, Suite 5, Yuma, AZ., Tyrone Northcutt, and Private Sewer Improvement District Owner Mr. Thomas 10539 North Martinez Lake Road, Yuma, AZ all approached the Board. Mr. Thomas stated that he installed sewer for all the properties that are connected to the main sewer district that is in the area. Mr. Thomas explained that he set all the lines up to each block to get them off of septic systems and away from the lake. Mr. Thomas further explained that the bacteria levels have gone down since they have been switched to sewer. Mr. Thomas stated that he has a letter from the property owners from the left and the right of the property approving the request with no problem. Chris Morris added that proposed new structure would be in the same location where the existing structure already is. Mr. Morris stated that the construction of the new building would meet all of the fire requirements and everything the Building Safety Division has in place for a building at this setback. Mr. Morris stated that the Martinez Lake subdivision is close by to the location of this property where they build on zero

setbacks and is common for the area within their Planned Development that was put in place. Mr. Morris explained that the majority of the Martinez Lake lots, because of the configuration, have to come to the County before the house can be built because there cannot be anything built with the existing setbacks that they have. Mr. Harper stated that some of the Board members went out to the area to look at some of the lots because it is difficult to understand what is happening as far as the lot lines are concerned. Mr. Morris explained that a lot of the times when the setbacks overlap each other there is nothing left to build. Mr. Harper stated that the Board is aware of a lot of the problems in the area. Mr. Tucker asked the agent if the existing shade structure was in violation of the permit that was granted. The agent stated that it is not known for certain. Mr. Northcutt explained that there was a survey completed and the setback is 3 feet wide. He stated that the block wall is a part of his property. Mr. Thomas stated that when he installed the sewer system he had it surveyed and it was on a 3 foot mark. Mr. Rice asked the agent if the building would affect the septic system. Mr. Thomas stated that it would not affect the system and is designed to handle the building. He further explained that each of the lots have their own individual pipe to each property. Mr. Rice asked Mr. Thomas if the system is designed to handle this type of building. Mr. Thomas replied yes, it feeds a 12 inch ream that's at the top of the hill. Mr. Thomas stated that he built a manifold at the top of the hill with back blows in case that 12 inch had a problem. Mr. Thomas stated that Pat Headington came out and inspected the property.

Jeff Caster 10520 North Martinez Lake Road, lot 7, Yuma, AZ stated that he is for approval of the variance. Mr. Caster explained that there is no room on the lot. He further explained that the property owner would not get a garage if he doesn't get a zero setback variance.

Mr. Eisenmann asked staff why all parcels have a zoning district of RA-20. Maggie Castro stated that the lots are part of the Martinez Lake Cabin sites and are pre-ordinance non-conforming lots. Maggie Castro stated that they were first established as federal leases and then state leases. She further explained that the state sold the parcels to individual property owners so they do not conform to the RA-20 zoning classification. When they were state and federal leases they did not have to comply with zoning. Once they became fee title or under private ownership they were required to comply with zoning. Mr. Eisenmann asked Maggie Castro if there is any intent on going back and getting the zoning changed. Maggie Castro stated that the property owners would have to request that the area is changed or the Planning Commission could initiate a Commission Initiative to rezone the properties to an appropriate zoning district. There may be issues if the Planning & Zoning Commission decides to take it on its own initiative due to Proposition 207 issues and they would have to get property owners to agree to have the properties rezoned to a zoning district that matched the lot sizes. Mr. Harper asked Maggie Castro if it would be advantage to the property owners to do so. Maggie Castro stated that because they are non-conforming lots they do have rights to develop the lots in compliance with the RA-20 zoning district and they do need to meet setbacks depending on the width of the lot they can have side yard setbacks of 5 feet or 10 percent of the width if the lot. She further explained that if the property owners want anything smaller they have the variance mechanism that they can also pursue. Mr. Harper stated that

it seems that every time someone is planning on building in the area they have to come in to the Board to get a variance.

Ron Rice made a motion recommending approval of the Variance Case No. 15-15 with conditions recommended by staff. Neil Tucker seconded the motion. The motion carried 4-0.

6. Adjourn.

The meeting adjourned at 2:03 p.m.

These minutes were approved and accepted on this 15th day of December, 2015.

Witness:
Joe Harper
Vice Chairman

Attest:
Maggie Castro
Planning Director

Yuma County
Board of Adjustment

December 15, 2015

Item No. 4

BOARD OF ADJUSTMENT

Year 2016 **Regular Meeting Schedule**

Wednesday, January 20, 2016	Tuesday, July 19, 2016
Wednesday, February 17, 2016	Tuesday, August 16, 2016
Tuesday, March 15, 2016	Tuesday, September 20, 2016
Tuesday, April 19, 2016	Tuesday, October 18, 2016
Tuesday, May 17, 2016	Tuesday, November 15, 2016
Tuesday, June 21, 2016	Tuesday, December 20, 2016

All Yuma County Board of Adjustment meetings start at 1:00 p.m. Meetings are held at the Yuma County Department of Development Services, Aldrich Auditorium, 2351 West 26th Street (West entrance), Yuma, Arizona. Additional special meetings and/or work sessions may be scheduled throughout the calendar year. Changes to meeting location shall be advertised in accordance with State law. For further information, contact Department of Development Services, Planning and Zoning Division at (928) 817-5000.

Yuma County Board of Adjustment

December 15, 2015

Item No. 5

AIR-6702

5.

BOA Agenda

Meeting Date: 12/15/2015

Submitted For: Maggie Castro

Submitted By: Maggie
Castro

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Elect a Chairman for the Board of Adjustment for Calendar Year 2016

2. INTENT:

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Attachments

No file(s) attached.

Yuma County Board of Adjustment

December 15, 2015

Item No. 6

AIR-6703

6.

BOA Agenda

Meeting Date: 12/15/2015

Submitted For: Maggie Castro

Submitted By: Maggie
Castro

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Elect a Vice-Chairman for the Board of Adjustment for Calendar Year 2016

2. INTENT:

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Attachments

No file(s) attached.

Yuma County Board of Adjustment

December 15, 2015

Item No. 7

AIR-6691

7.

BOA Agenda

Meeting Date: 12/15/2015

Submitted For: Maggie Castro

Submitted By: Juan
Leal-Rubio

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 15-16: Tony Abbot, agent for Kathleen & Brian L. Abbot, requests a variance from the Yuma County Zoning Ordinance, Section 601.05—Minimum Lot Width and Principal Buildings Setback Requirements and Section 1011.00--Nonconforming Lots, to allow a setback of three feet in the front yard, a setback of zero feet in the side yards, and a setback of zero feet in the rear yard for future development on a parcel 7,020 square feet in size zoned Rural Area-20 acre minimum (RA-20), Assessor's Parcel Number 459-50-078, located at 10343 East North Martinez Lake Road, Yuma, Arizona.

2. INTENT:

Allow property owner a three (3) foot front yard setback and zero (0) foot sides and rear yard setback.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Variance Case No. 15-16 based on:

1. Granting this variance does not appear to confer a special privilege not enjoyed by others in the zoning district.
2. Staff finds there are specific peculiar conditions applicable to this property which exist to cause granting of a variance.

3. The condition is not self-imposed.

Attachments

Staff Report

Vicinity Map

Site Plan

Internal Agencies Comments

External Agencies Comments

Public Comments

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
December 15, 2015
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 15-16

OWNERS: Tony L., Kathleen & Brian L. Abbott

CASE PLANNER: Juan Leal Rubio, Senior Planner

DATE PREPARED: November 9, 2014

DESCRIPTION OF REQUEST: Tony Abbot, agent for Kathleen & Brian L. Abbot, requests a variance from the Yuma County Zoning Ordinance, Section 601.05—Minimum Lot Width and Principal Buildings Setback Requirements and Section 1011.00--Nonconforming Lots, to allow a setback of three feet in the front yard, a setback of zero feet in the side yards, and a setback of zero feet in the rear yard for future development on a parcel 7,020 square feet in size zoned Rural Area-20 acre minimum (RA-20), Assessor's Parcel Number 459-50-078, located at 10343 East North Martinez Lake Road, Yuma, Arizona.

The applicant's reason for requesting this variance:

Allow property owner a three (3) foot front yard setback and zero (0) foot sides and rear yard setback.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviations from the Zoning Ordinance:

- 1) A setback of three (3) feet in the front yard;
- 2) A setback of zero (0) feet in the side yards;
- 3) A setback of zero (0) feet in the rear yard.

BACKGROUND

The Board Adjustment approved Variance Case No. 14-04 (V14-04) for the subject property on May 20, 2014 allowing a setback of zero feet in the east side yard for a garage 20 feet by 20 feet in size. V14-04 expired on May 20, 2015 because the applicant did not satisfy the conditions of approval, specifically the requirement to acquire and finalize all required permits within one year. Building Permit No. 15-0125

(B15-0125) was approved for the construction of a new garage, but the location of the proposed garage was different from the site plan approved with V14-04. The construction of a new garage with B15-0125 will be contingent on the approval of V15-16 to allow reduced setbacks from property lines.

The subject property is located in the Martinez Lake Planning Area of the 2020 Comprehensive Plan. The parcel is zoned RA-20 and is nonconforming. The parcel is the location of an existing manufactured home and patio cover. The subject parcel is 7,020 square feet in size and was established in 1971. Side yard setback requirements for parcels that have been in existence prior the adoption of the Yuma County Zoning Ordinance (12/1/1975) must adhere to Section 1011.00-Nonconforming Lots, which partially reads, "... Each side yard setback on lots of nonconforming width may be reduced to ten percent (10%) of the width of the lot, but in no case shall the side yard setbacks be less than five (5) feet on each side...". The width of the subject parcel is approximately 50 feet, therefore the side yards setback requirement is five (5) feet for any new development on the subject property. Front and rear yard setback requirements for properties zoned RA-20 are 50 feet and 34 feet, respectively. Similarly, the existing house has pre-ordinance nonconforming front and side (west property line) yard setbacks. According to the site plan submitted by the applicant, the house is located 39 feet from the front property line and between two (2) feet to four (4) feet from the west property line. If the house is demolished, a new house could be built at the same setbacks from the west and front property lines. A new detached garage or accessory structure would have to adhere to a setback of at least five (5) feet from the east side property line and could also utilize the existing front and west side yard setbacks as the house currently has.

The adjacent parcels are within Martinez Lake Resort Unit No. 1 subdivision zoned Planned Development (PD). The PD zoning requires setbacks of three (3) feet in the front, side and rear yard however, side and rear yard setbacks of zero (0) feet are allowed with a two-hour firewall. The subject property is not a part of the Martinez Lake Resort Unit No. 1 subdivision. The adjacent parcel to the east is the location of a site-built residence with a zero (0) foot side yard setback.

STAFF ANALYSIS

Section 403.03 of the Zoning Ordinance:

- A. *Variances under section 403.02 shall be granted only when, because of peculiar conditions applicable to the property, the strict application of the Zoning Ordinance deprives such property of privilege enjoyed by other property owners in the zoning district.*

Staff finds there are peculiar conditions applicable to the property. The parcel has a trapezoidal configuration with the narrowest segment facing the access (North Martinez Lake Road) and placement of the existing residential structure restricts new development on the subject property. There is a steep slope in the rear of the parcel that would require fill and/or excavation and additional permitting to comply with Flood Control Division requirements. The small square footage and unusual shape of the parcel limit the ability to construct an accessory structure within the building envelope required by the RA-20 district.

- B. *Variances are available only in cases where there is a hardship arising from conditions or*

circumstances unique to the development of a particular piece of land, not from personal considerations, personal convenience or financial hardships.

Staff finds there is a hardship arising from conditions or circumstances unique to the development of this property. The parcel's small square footage and trapezoidal shape limit the buildable area. The subject parcel is 7,020 square feet in size. The RA-20 district requires a minimum parcel size of 20 acres. If the subject property would have been included in Martinez Lake Resort Unit No. 1 subdivision, it could be developed with setbacks of zero feet in the side yard provided a two-hour firewall was constructed. The unusual shape of the lot and the steep hillside at the rear restrict where construction of new development can occur.

- C. Any motion to grant a variance by the Board of Adjustment shall include specific peculiar conditions applicable to the property, which exist to cause granting of a variance.*

Staff finds there are specific peculiar conditions applicable to this property to warrant granting of a variance. The property's small square footage, unusual shape and topography limit the ability to construct within the building envelope required by the RA-20 district.

- D. A variance shall not be granted which will have an adverse effect on public health, safety and welfare.*

Staff finds approval of this variance will not have an adverse effect on public health, safety, and welfare. A one-hour firewall will be required on the side property lines for the accessory structure at the time of building permit review.

- E. A variance shall not be granted if, in granting the variances a special privilege not commonly enjoyed by others in the zoning district will be conferred, or have a negative impact on the neighborhood.*

Granting this variance to allow a side yard setback of zero feet will not confer a special privilege not enjoyed by others in the zoning district. The adjacent PD zoning district allows zero foot side and rear yard setbacks with a two-hour firewall. The Building Safety Division will require a one-hour firewall to be constructed in any new development if this request is approved.

- F. The Board of Adjustment may require appropriate conditions or safeguards on any granted variances so that public health, safety and welfare are not compromised.*

Staff is recommending that if approved, this variance include the attached conditions as a means of addressing concerns of public health, safety, and welfare.

- G. Variances shall not be granted if the condition is self-imposed or if a reasonable use of the land can be made in an alternative development scheme without the variance.*

Staff finds both the topography, size and lot shape are not self-imposed. There is no alternative portion of the lot to build on.

H. The fact that there are non-conforming uses of neighborhood lands, structures or buildings, in the same zoning district shall not be considered grounds for issuance of a variance.

Staff's recommendation is not based on non-conforming uses of neighborhood lands, structures or buildings in the same zoning district.

ADDITIONAL COMMENTS:

The Building Safety Division provided the following comments:

- All exterior walls that run parallel to the property line shall have a minimum of a 5 foot separation from said property line or be one-hour fire resistive construction.
- This parcel shall meet all the requirements of the PD zoning previously approved.

The Environmental Programs Division offered the following comment: "The minimum setback between a septic system and any structure is 10 feet. Any future development will require sewer connection and proper setbacks to be maintained."

The Flood Control Division offered the following comment: "The zero setback on the rear of the parcel is partially in the water. Future construction within the water may require review from the Bureau of Reclamation and Army Corps of Engineers (Waters of the United States). Development within the Special Flood Hazard Area will require compliance with the Floodplain Regulations including obtaining a floodplain use permit."

STAFF RECOMMENDATION

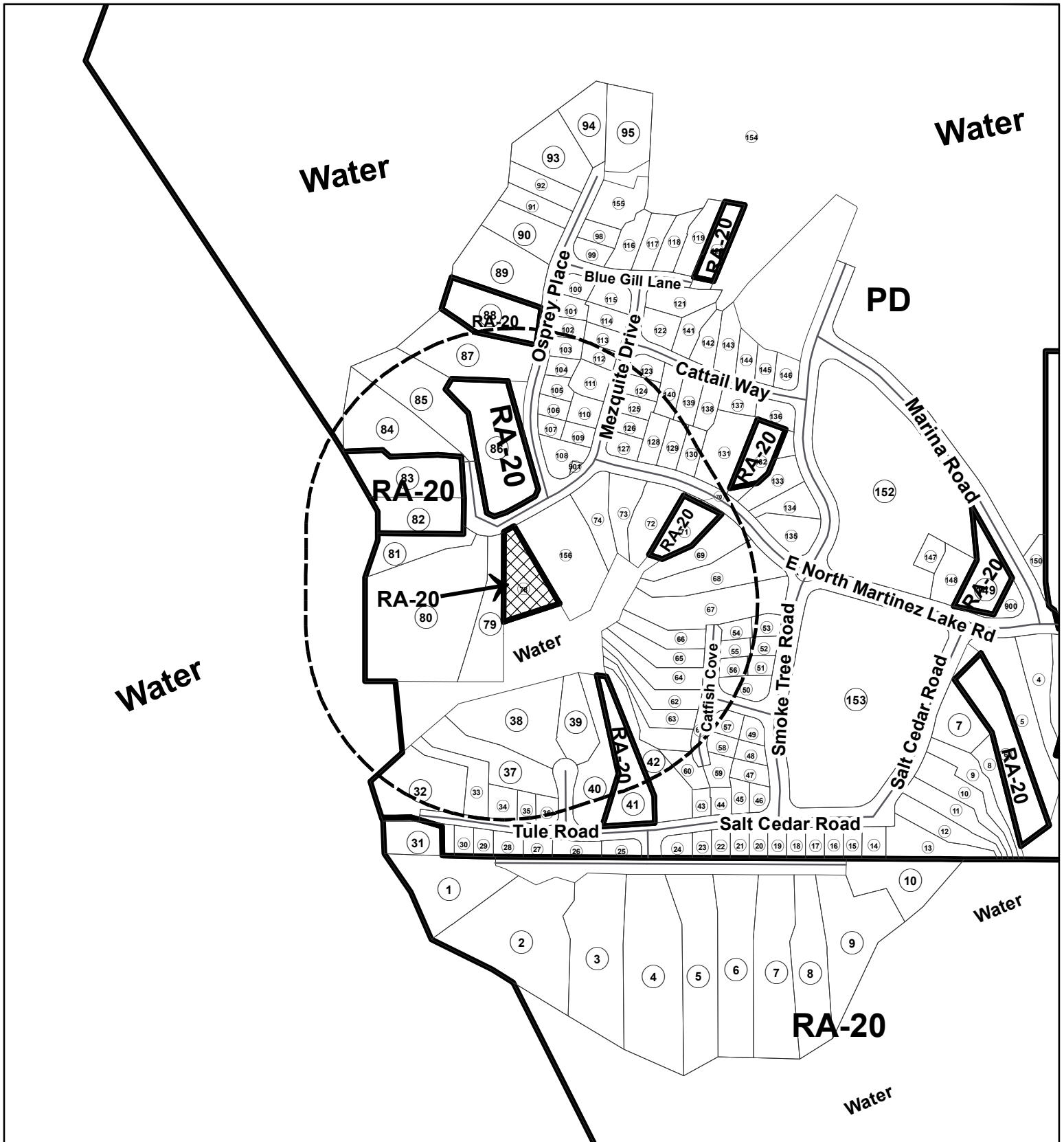
Staff recommends approval of Variance Case No. 15-16 based on:

1. Granting this variance does not appear to confer a special privilege not enjoyed by others in the zoning district.
2. Staff finds there are specific peculiar conditions applicable to this property which exist to cause granting of a variance.
3. The condition is not self-imposed.

If the Board of Adjustment approves this variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. The owner/applicant shall acquire and have finalized all required permits as per appropriate code requirements within one year of approval by the Board of Adjustment of this variance request.

3. All new construction on exterior walls that run parallel to the side property lines shall be of one-hour fire resistive construction.
4. No on street parking allowed.



**DEPARTMENT OF
DEVELOPMENT
SERVICES**
PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO. V15-16
LOCATION: 10343 E. North Martinez Lake Rd
APN: 459-50-078

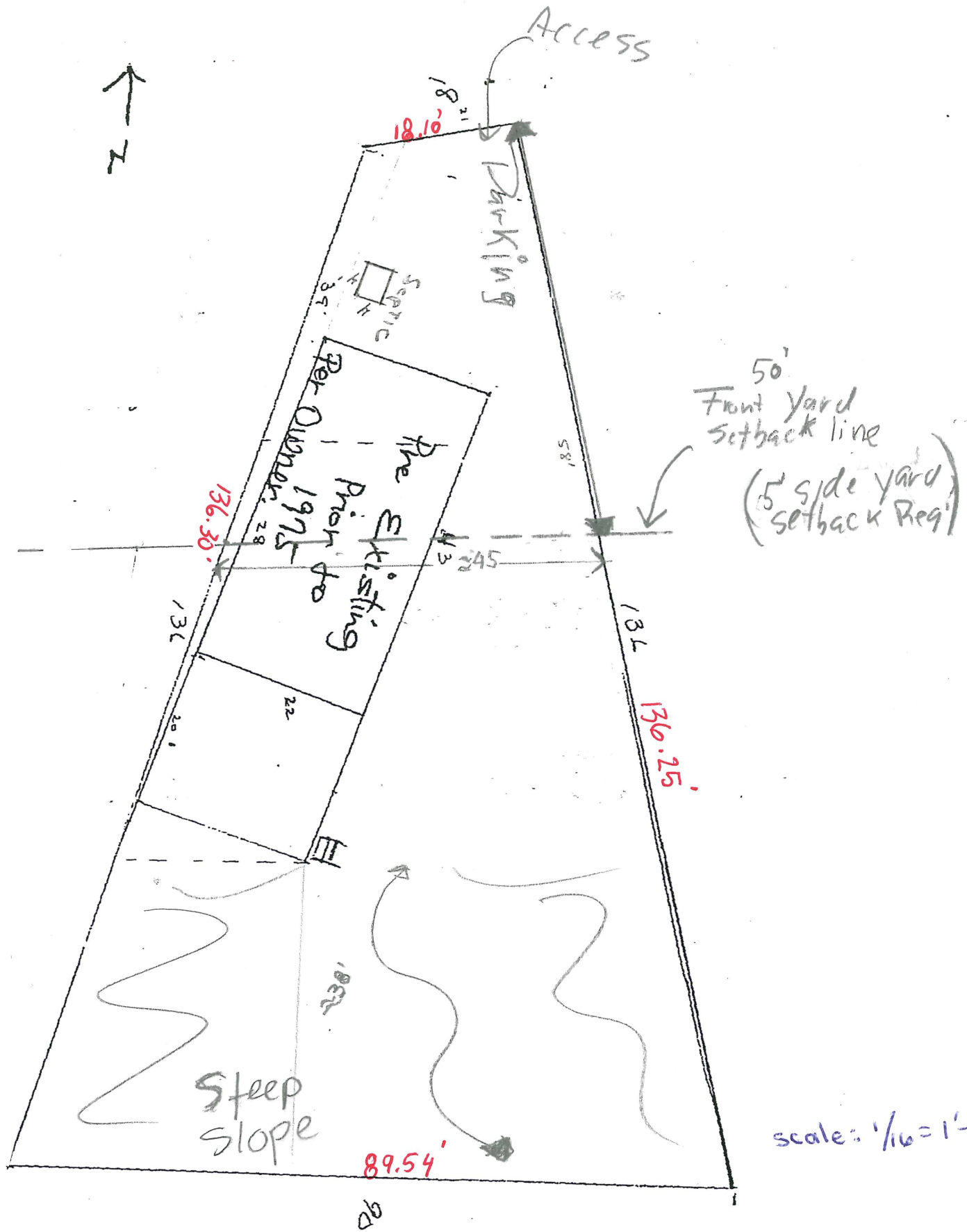
Case Planner: Juan Leal Rubio
Drawn: 11/02/15
Reviewed by: FV on 11/02/15

SCALE
1" = 200'



Legend

- Subject Property
- 300' Notification Area
- Municipality



Waters Edge



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

November 4, 2015

CASE NUMBER: Variance Case No. 15-16

Attached for your consideration is a **Variance**. The Planning & Zoning staff would appreciate your review of this proposal and any comments you may have. Please check the applicable response below and return this form to me along with your comments (if applicable) by the deadline below. You may also provide your response and comments (if any) by e-mail. If you have no comment, please provide a "no comment" response. If you cannot respond by the deadline, please contact me.

CASE SUMMARY: Variance Case No. 15-16: Jerry Abbot agent for Abbot Family Trust & Brian Abbot requests a variance from the Yuma County Zoning Ordinance, Section 601.05—Minimum Lot Width and Principal Buildings Setback Requirements and Section 1011.00--Nonconforming Lots, to allow a three (3) foot front yard setback and zero side yards and rear yard setback on a parcel 7,020 square feet in size zoned Rural Area -20 Acre minimum (RA-20), Assessor's Parcel Number 459-50-078, located at 10343 East North Martinez Lake Road, Yuma, Arizona, 85365.

The applicant submitted the following intended use in the application: "Allow property owner a 3' front yard setback and zero feet sides and rear yard setback."

PUBLIC HEARING: Tentatively scheduled for December 15, 2015

COMMENTS DUE: November 11, 2015

☒ X COMMENT ☐ NO COMMENT

All exterior walls that run parallel to the property line shall have a minimum of a 5 foot separation from said property line or be of one-hour fire resistive construction

DATE:11/06/2015

NAME: Thor Toepfer, Building/Fire Plans Examiner II

Please return your response within 5 days to: Juan Leal Rubio, Senior Planner, Department of Development Services, 2351 W. 26th Street, Yuma, AZ 85364 or by E-mail - Juan.Leal-Rubio@yumacountyaz.gov. Thank you.



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

November 4, 2015

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COMMENTS DUE: November 11, 2015

☒ COMMENT

☐ NO COMMENT

This parcel shall meet all the requirements of the PD Zoning previously approved

DATE: 11/4/2015

NAME:

Patrick Headington

Please return your response within 5 days to: Juan Leal Rubio, Senior Planner, Department of Development Services, 2351 W. 26th Street, Yuma, AZ 85364 or by E-mail - Juan.Leal-Rubio@yumacountyaz.gov. Thank you.

From: [Craig Sellers](#)
To: [Juan Leal Rubio](#)
Subject: RE: RFC V15-16
Date: Tuesday, December 01, 2015 10:24:49 AM

Thanks for checking back with me on this review.

The zero setback on the rear of the parcel is partially in the water. Future construction within the water may require review from the Bureau of Reclamation and Army Corps of Engineers (Waters of the United States). Development within the Special Flood Hazard Area will require compliance with the Floodplain Regulations including obtaining a floodplain use permit.

From: Juan Leal Rubio
Sent: Wednesday, November 04, 2015 8:54 AM
To: Angelica Bharat (Angelica.bharat@us.army.mil); Anne Camacho (Anne.camacho@aps.com); Antelope Union High School District #50 (ansmith@antelopeunion.org); Arizona Western College (carole.coleman@azwestern.edu); Becky Hopkins (Wellton@town.wellton.az.us); Bill Knowles (BKnowles@azgfd.gov); Bobbi McDermott (rjsm09@msn.com); Bruce Fenske (Bfenske@azdot.gov); Carmen Juarez (carmenj@cityofsomerton.com); Charles Ruerup (Charles.ruerup@us.army.mil); Chuck Wullenjohn (chuck.wullenjohn@us.army.mil); Crane Elementary School Dist. #13 (bklee@craneschools.org); Doug Bowman (Doug.Bowman@qwest.com); Edmund Ramirez (Edmund.Ramirez@aps.com); Gadsden Elementary School Dist. #32 (agui2400@yahoo.com); Gerry Ramirez (gramirez@azdot.gov); Grosse (Gen@yumaairport.com); Hyder Elementary School Dist. #16 (pkoury@hyder-isd.org); Isabell Limon (IGarcia@azdot.gov); James Garrison (Jgarrison@azstateparks.gov); Jeff Humphrey (Jeff_humphrey@fws.gov); Jennifer Albers (jennifer.albers@yumaaz.gov); Jerry Cabrera (jcabrera@somerton.k12.az.us); Jerry Reiffenberger (jreiffenberger@azda.gov); Joaquin Campa (jcampa@cityofsanluis.org); John Starkey - City of San Luis (jstarkey@cityofsanluis.org); Jon Heidrich (JTHEidrich@aol.com); Kathy McNamara (Kathy.Mcnamara@aps.com); Laura Noel (info@ssd11.org); Lucy Shipp (lucyshipp@aol.com); Matthew Williamson (matthew.d.williamson2@us.army.mil); Mike Straub - Wellton Mohawk Irrigation District (mstraub@wmidd.org); Mohawk Valley Elementary School Dist. #17 (Sjohnson@mohawk17.org); Paula Backs (paula.backs@usmc.mil); Placido Lopez (placido.lopez@twcable.com); dwatenpaugh@town.wellton.az.us; Blevins, Robert (Bob) - Principal Planner; Roxanne Molenaar (rmolenaar@yumasun.com); Sherry Fajardo (sfajardo@mohawk17.org); Southwest Gas (Rick.rohrick@swgas.com); Stephany Turner; tony lomboy (tony.lomboy@twcable.com); Unit B Irrigation District (bryank@unitBIRR.com); Wellton Elementary School Dist. #24 (lnoel@apscc.org); YMPO (Cgutierrez@ympo.org); YPG Public Affairs Office (usarmy.ypg.atec.list.public-affairs-office@mail.mil); Yum County Water Users Association (tdavis@ycwua.org); Tom Tyree; dfarar1@yumaed.org; Yuma Irrigation District (yid@mindspring.com); Yuma Mesa Irrigation District (Pmorgan@ymidd.org); Yuma Union High School District (abadone@yumaed.org); Richard J. Stacks; George Amaya; Arturo Alvarez; Craig Sellers; Pat Headington
Subject: RFC V15-16

Ladies and Gentlemen,

Attached you will find a request for comments on a proposed Variance. Please review and provide comments if you deem necessary.

Thank you,

Juan Leal Rubio
Senior Planner
928-817-5176

From: [Isabell Garcia](#)
To: [Juan Leal Rubio](#)
Subject: RE: RFC V15-16
Date: Thursday, November 12, 2015 9:28:34 AM

Good morning, the ADOT Southwest District has "No Comment" on the request for variance change.
Thank you.

From: Juan Leal Rubio [mailto:Juan.Leal-Rubio@yumacountyaz.gov]
Sent: Wednesday, November 04, 2015 8:54 AM
To: Angelica Bharat (Angelica.bharat@us.army.mil); Anne Camacho (Anne.camacho@aps.com); Antelope Union High School District #50 (ansmith@antelopeunion.org); Arizona Western College (carole.coleman@azwestern.edu); Becky Hopkins (Wellton@town.wellton.az.us); Bill Knowles (BKnowles@azgfd.gov); Bobbi McDermott (rjsm09@msn.com); Bruce A. Fenske; Carmen Juarez (carmenj@cityofsomerton.com); Charles Ruerup (Charles.ruerup@us.army.mil); Chuck Wullenjohn (chuck.wullenjohn@us.army.mil); Crane Elementary School Dist. #13 (bkleee@craneschools.org); Doug Bowman (Doug.Bowman@qwest.com); Edmund Ramirez (Edmund.Ramirez@aps.com); Gadsden Elementary School Dist. #32 (agui2400@yahoo.com); Gerardo Ramirez; Grosse (Gen@yumaairport.com); Hyder Elementary School Dist. #16 (pkoury@hyder-isd.org); Isabell Garcia; James Garrison (Jgarrison@azstateparks.gov); Jeff Humphrey (Jeff_humphrey@fws.gov); Jennifer Albers (jennifer.albers@yumaaz.gov); Jerry Cabrera (jcabrera@somerton.k12.az.us); Jerry Reiffenberger (jreiffenberger@azda.gov); Joaquin Campa (jcampa@cityofsanluis.org); John Starkey - City of San Luis (jstarkey@cityofsanluis.org); Jon Heidrich (JHeidrich@aol.com); Kathy McNamara (Kathy.Mcnamara@aps.com); Laura Noel (info@ssd11.org); Lucy Shipp (lucyshipp@aol.com); Matthew Williamson (matthew.d.williamson2@us.army.mil); Mike Straub - Wellton Mohawk Irrigation District (mstraub@wmidd.org); Mohawk Valley Elementary School Dist. #17 (Sjohnson@mohawk17.org); Paula Backs (paula.backs@usmc.mil); Placido Lopez (placido.lopez@twcable.com); dwatenpaugh@town.wellton.az.us; Blevins, Robert (Bob) - Principal Planner; Roxanne Molenaar (rmolenaar@yumasun.com); Sherry Fajardo (sfajardo@mohawk17.org); Southwest Gas (Rick.rohrick@swgas.com); Stephany Turner; tony lomboy (tony.lomboy@twcable.com); Unit B Irrigation District (bryank@unitBIRR.com); Wellton Elementary School Dist. #24 (Inoel@apscc.org); YMPO (Cgutierrez@ympo.org); YPG Public Affairs Office (usarmy.ypg.atec.list.public-affairs-office@mail.mil); Yum County Water Users Association (tdavis@ycwua.org); Tom Tyree; dfarar1@yumaed.org; Yuma Irrigation District (yid@mindspring.com); Yuma Mesa Irrigation District (Pmorgan@ymidd.org); Yuma Union High School District (abadone@yumaed.org); Richard J. Stacks; George Amaya; Arturo Alvarez; Craig Sellers; Pat Headington
Subject: RFC V15-16

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Thank you,

Juan Leal Rubio
Senior Planner
928-817-5176



If you believe I provided great service to you, it would be greatly appreciated if you please take a moment to fill out the Customer Service Survey in the link below:

From: [Blevins, Robert \(Bob\) - Principal Planner](#)
To: [Juan Leal Rubio](#)
Subject: RE: RFC V15-16
Date: Monday, November 09, 2015 10:49:56 AM

This property is not near City of Yuma boundaries. Community Planning has no comment.

Thanks for the opportunity to review this variance proposal.



Robert Blevins, Principal Planner

City of Yuma 928-373-5189 Robert.Blevins@yumaaz.gov | www.YumaAz.gov

From: Juan Leal Rubio [mailto:Juan.Leal-Rubio@yumacountyaz.gov]
Sent: Wednesday, November 04, 2015 8:54 AM
To: Angelica Bharat (Angelica.bharat@us.army.mil); Anne Camacho (Anne.camacho@aps.com); Antelope Union High School District #50 (ansmith@antelopeunion.org); Arizona Western College (carole.coleman@azwestern.edu); Becky Hopkins (Wellton@town.wellton.az.us); Bill Knowles (BKnowles@azgfd.gov); Bobbi McDermott (rjsm09@msn.com); Bruce Fenske (Bfenske@azdot.gov); Carmen Juarez (carmenj@cityofsomerton.com); Charles Ruerup (Charles.ruerup@us.army.mil); Chuck Wullenjohn (chuck.wullenjohn@us.army.mil); Crane Elementary School Dist. #13 (bklee@craneschools.org); Doug Bowman (Doug.Bowman@qwest.com); Edmund Ramirez (Edmund.Ramirez@aps.com); Gadsden Elementary School Dist. #32 (agui2400@yahoo.com); AZ Dept of Transportation - Ramirez, Gerry; Grosse (Gen@yumaairport.com); Hyder Elementary School Dist. #16 (pkoury@hyder-isd.org); Isabell Limon (IGarcia@azdot.gov); James Garrison (Jgarrison@azstateparks.gov); Jeff Humphrey (Jeff_humphrey@fws.gov); Albers, Jennifer - Principal Planner; Jerry Cabrera (jcabrera@somerton.k12.az.us); Jerry Reiffenberger (jreiffenberger@azda.gov); Joaquin Campa (jcampa@cityofsanluis.org); John Starkey - City of San Luis (jstarkey@cityofsanluis.org); Jon Heidrich (JTHeidrich@aol.com); Kathy McNamara (Kathy.Mcnamara@aps.com); Laura Noel (info@ssd11.org); Lucy Shipp (lucyshipp@aol.com); Matthew Williamson (matthew.d.williamson2@us.army.mil); Mike Straub - Wellton Mohawk Irrigation District (mstraub@wmidd.org); Mohawk Valley Elementary School Dist. #17 (Sjohnson@mohawk17.org); USMC CP&L - Backs, Paula; Placido Lopez (placido.lopez@twcable.com); dwatenpaugh@town.wellton.az.us; Blevins, Robert (Bob) - Principal Planner; Media - Roxanne Molenaar-Yuma Sun; Sherry Fajardo (sfajardo@mohawk17.org); Southwest Gas (Rick.rohrick@swgas.com); Stephany Turner; tony lomboy (tony.lomboy@twcable.com); Unit B Irrigation District (bryank@unitBIRR.com); Wellton Elementary School Dist. #24 (Inoel@apscc.org); YMPO (Cgutierrez@ympo.org); YPG Public Affairs Office (usarmy.ypg.atec.list.public-affairs-office@mail.mil); Yuma County Water Users Association - Davis, Tom; Tom Tyree; dfarar1@yumaed.org; Yuma Irrigation District (yid@mindspring.com); Yuma Mesa Irrigation District (Pmorgan@ymidd.org); Yuma Union High School District (abadone@yumaed.org); Richard J. Stacks; George Amaya; Arturo Alvarez; Craig Sellers; Yuma County Building Official - Headington, Pat
Subject: RFC V15-16



YUMA COUNTY Planning &
Zoning Division REQUEST
FOR COMMENTS

November 4, 2015

CASE NUMBER: Variance Case No. 15-16

Attached for your consideration is a **Variance**. The Planning & Zoning staff would appreciate your review of this proposal and any comments you may have. Please check the applicable response below and return this form to me along with your comments (if applicable) by the deadline below. You may also provide your response and comments (if any) by e-mail. If you have no comment, please provide a "no comment" response. If you cannot respond by the deadline, please contact me.

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COMMENTS DUE: November 11, 2015

____ COMMENT ____ X NO COMMENT

11/4/2015 Paula L. Backs, MCAS YUMA AZ
DATE: _____ NAME: _____

Please return your response within 5 days to: Juan Leal Rubio, Senior Planner, Department of Development Services, 2351 W. 26th Street, Yuma, AZ 85364 or by E-mail – Juan.Leal-Rubio@yumacountvaz.gov. Thank you.



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

November 4, 2015

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☐ COMMENT

☒ NO COMMENT

DATE: 11/4/15 NAME: Yuma County Airport Authority - Gen Grosse

Please return your response within 5 days to: Juan Leal Rubio, Senior Planner, Department of Development Services, 2351 W. 26th Street, Yuma, AZ 85364 or by E-mail - Juan.Leal-Rubio@yumacountyaz.gov. Thank you.

From: [Pat Morgan](#)
To: [Juan Leal Rubio](#)
Subject: RE: RFC V15-16
Date: Wednesday, November 04, 2015 9:47:53 AM

YMIDD has no comment on Variance Case #15-16 RFC V15-16

Thank You,
Patrick L. Morgan
Manager

From: Juan Leal Rubio [mailto:Juan.Leal-Rubio@yumacountyaz.gov]

Sent: November 04, 2015 8:54 AM

To: Angelica Bharat (Angelica.bharat@us.army.mil); Anne Camacho (Anne.camacho@aps.com); Antelope Union High School District #50 (ansmith@antelopeunion.org); Arizona Western College (carole.coleman@azwestern.edu); Becky Hopkins (Wellton@town.wellton.az.us); Bill Knowles (BKnowles@azgfd.gov); Bobbi McDermott (rjsm09@msn.com); Bruce Fenske (Bfenske@azdot.gov); Carmen Juarez (carmenj@cityofsomerton.com); Charles Ruerup (Charles.ruerup@us.army.mil); Chuck Wullenjohn (chuck.wullenjohn@us.army.mil); Crane Elementary School Dist. #13 (bkleee@craneschools.org); Doug Bowman (Doug.Bowman@qwest.com); Edmund Ramirez (Edmund.Ramirez@aps.com); Gadsden Elementary School Dist. #32 (agui2400@yahoo.com); Gerry Ramirez (gramirez@azdot.gov); Grosse (Gen@yumaairport.com); Hyder Elementary School Dist. #16 (pkoury@hyder-isd.org); Isabell Limon (IGarcia@azdot.gov); James Garrison (Jgarrison@azstateparks.gov); Jeff Humphrey (Jeff_humphrey@fws.gov); Jennifer Albers (jennifer.albers@yumaaz.gov); Jerry Cabrera (jcabrera@somerton.k12.az.us); Jerry Reiffenberger (jreiffenberger@azda.gov); Joaquin Campa (jcampa@cityofsanluis.org); John Starkey - City of San Luis (jstarkey@cityofsanluis.org); Jon Heidrich (JHeidrich@aol.com); Kathy McNamara (Kathy.Mcnamara@aps.com); Laura Noel (info@ssd11.org); Lucy Shipp (lucyship@aol.com); Matthew Williamson (matthew.d.williamson2@us.army.mil); Mike Straub - Wellton Mohawk Irrigation District (mstraub@wmidd.org); Mohawk Valley Elementary School Dist. #17 (Sjohnson@mohawk17.org); Paula Backs (paula.backs@usmc.mil); Placido Lopez (placido.lopez@twcable.com); dwatenpaugh@town.wellton.az.us; Blevins, Robert (Bob) - Principal Planner; Roxanne Molenaar (rmolenaar@yumasun.com); Sherry Fajardo (sfajardo@mohawk17.org); Southwest Gas (Rick.rohrick@swgas.com); Stephany Turner; tony lomboy (tony.lomboy@twcable.com); Unit B Irrigation District (bryank@unitBIRR.com); Wellton Elementary School Dist. #24 (lnoel@apscc.org); YMPO (Cgutierrez@ympo.org); YPG Public Affairs Office (usarmy.ypg.atec.list.public-affairs-office@mail.mil); Yum County Water Users Association (tdavis@ycwua.org); Tom Tyree; dfarar1@yumaed.org; Yuma Irrigation District (yid@mindspring.com); Yuma Mesa Irrigation District (Pmorgan@ymidd.org); Yuma Union High School District (abadone@yumaed.org); Richard J. Stacks; George Amaya; Arturo Alvarez; Craig Sellers; Pat Headington

Subject: RFC V15-16

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Thank you,

Juan Leal Rubio
Senior Planner
928-817-5176

From: [Pattie Tinsley](#)
To: [Juan Leal Rubio](#)
Cc: tony@waterwitchinc.com
Subject: Variance Case # 15-16
Date: Tuesday, November 24, 2015 12:21:39 PM

Hello Juan,

This is Pattie at Martinez Lake. We have spoken on other issues concerning Martinez Lake many times.

I am writing in support of the above Variance Case Number to be approved. As you know, our improvements at Martinez Lake came before legal lots did, therefore we pretty much have very irregular lots as when created, they were drawn around the existing improvements. Also, the zoning of RA-20 is highly inappropriate for the lot. And the variance would be conforming to the adjacent lots in the development.

It is for the above reasons that I support the request of the Variance Case # 15-16.

If you have any questions, please feel free to call me.

Regards,
Pattie Tinsley
928-329-1033

Pattie Tinsley & Cece Honaker
ERA Matt Fischer Realtors
serving Martinez Lake, AZ
928-329-1033 928-246-1869
MartinezLakeHomes.com www.Yuma4U.com